

**THE CORPORATION OF THE  
TOWNSHIP OF EDWARDSBURGH CARDINAL**

**BY-LAW NO. 2024-24**

**“BEING A BYLAW TO AMEND ZONING BY-LAW NO. 2022-37”**

**Annable Designs Co. Ltd & Fotenn Consultants Inc. on behalf of Denis Simard  
Lot 374 & Part of Lots 363, 364, 372, 373, 375, 376, 377 of Plan 25  
161-163 Shanly Road, Cardinal ON**

**WHEREAS** By-law No. 2022-37 regulates the use of land and the use and erection of buildings and structures within the Township of Edwardsburgh Cardinal;

**AND WHEREAS** the Council of the Corporation of the Township of Edwardsburgh Cardinal deems it advisable to amend By-law No. 2022-37 as hereinafter set forth;

**NOW THEREFORE** the Council of the Corporation of the Township of Edwardsburgh Cardinal enacts as follows:

1. The lands affected by this By-law are shown as shaded and outlined by heavy black lines on Schedule “A” which is attached hereto and forms part of this By-law.
2. Zoning By-law No. 2022-37, as amended, is hereby further amended by adding the following new subsection at the end of Section 6.3.4 (Special Exception Zones):

**8. R3-8 (161-163 Shanly Road, Village of Cardinal)**

Notwithstanding the provisions of Section 3.14 and Section 6.3.2 to the contrary, on the lands zoned R3-8, the following provisions shall apply to an apartment dwelling:

**Zone Requirements:**

- Lot Frontage (minimum) 22 m
- Dwelling Units (maximum) 12
- The lot line abutting Adelaide Street shall be considered the front lot line.

Notwithstanding the provisions of Section 3.14.8.2.2, the minimum setback of a parking area (including parking spaces and access aisles) to a lot line abutting a residential zone shall be 0m. Where a parking area is located less than 3m from a lot line abutting a residential zone, an opaque fence or landscaping having a minimum height of 1.5m shall be provided.

Notwithstanding the provisions of Section 3.14.7, a parking surface area shall be maintained with a stable hard surface such as concrete or asphalt.

3. Zoning By-law No. 2022-37, as amended, is hereby further amended by adding the following new subsection at the end of Section 8.1.4 (Special Exception Zones):

**4. CG-4 (161-163 Shanly Road, Village of Cardinal)**

Notwithstanding the provisions of Section 3.14, Section 8.1.1 and Section 8.1.2 to the contrary, on the lands zoned CG-4, the following provisions shall apply:

Permitted uses shall be limited to the following:

**Residential Uses:**

- accessory dwelling
- accessory dwelling unit
- single dwelling

**Non-residential Uses:**

- antique shop
- catering establishment
- custom workshop
- equipment rental outlet
- personal service
- printing establishment
- professional or business office
- service outlet
- tradesperson's establishment

**Zone Requirements:**

|                                                                                             |                |
|---------------------------------------------------------------------------------------------|----------------|
| • Lot Coverage (maximum)                                                                    | 45%            |
| • Number of Parking Spaces                                                                  |                |
| • Non-residential Uses (minimum)                                                            | 9              |
| • Number of Parking Spaces                                                                  |                |
| • Residential Uses (minimum) unit                                                           | 1 per dwelling |
| • Driveway Width – Abutting Marjorie Street (maximum)                                       | 13 m           |
| • The lot line abutting Shanly Road (County Road 2) shall be considered the front lot line. |                |

Notwithstanding the provisions of Section 3.14.8.2.2, the minimum setback of a parking area (including parking spaces and access aisles) to a lot line abutting a residential zone shall be 0m. Where a parking area is located less than 3m from a lot line abutting a residential zone an opaque fence or landscaping having a minimum height of 1.5m shall be provided.

Notwithstanding the provisions of Section 3.14.7, a parking surface area shall be maintained with a stable hard surface such as concrete or asphalt.

4. Schedule "B" to Zoning By-law No. 2022-37, as amended, is hereby further amended by changing the zoning of the lands affected by this By-law from "CG" to "R3-8" and "CG-4".
5. The By-law shall become effective on the date of passing hereof, subject to the provisions of Section 34 (21) of the *Planning Act*, R.S.O. 1990, as amended.

Read a first and second time in open Council this 13 day of May, 2024.

Read a third and final time, passed, signed and sealed in open Council this 13 day of May, 2024.



Mayor Tory Deschamps (May 19, 2024 09:44 EDT)

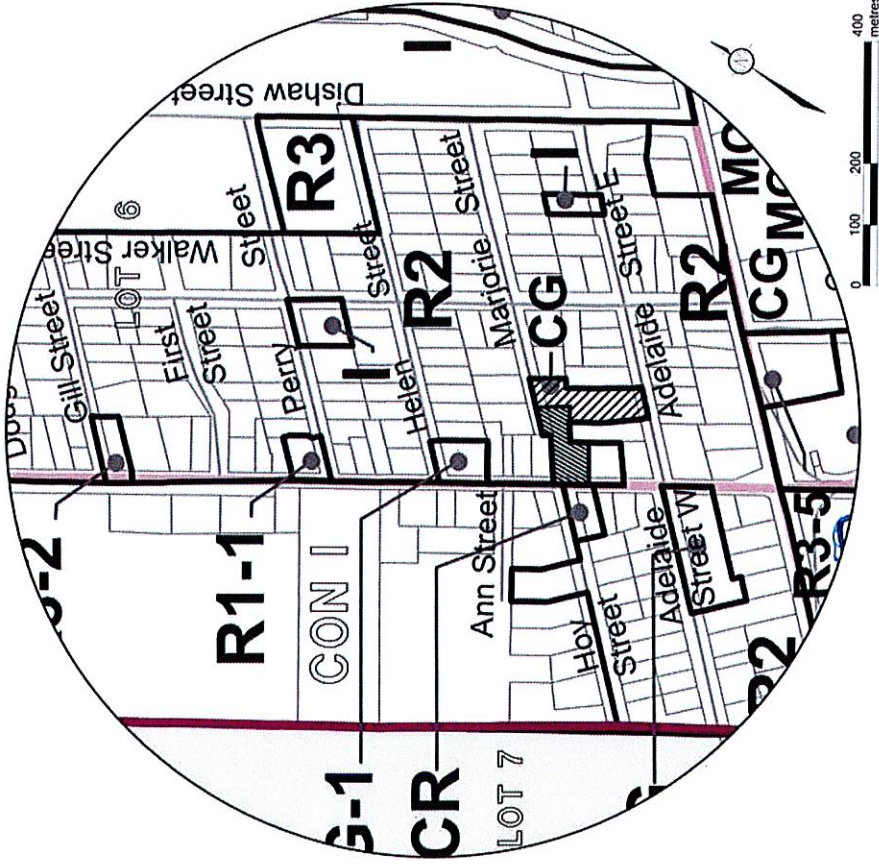
**Mayor**



**Clerk**

**Schedule “A” to By-law No. 2024-24**  
**TOWNSHIP OF EDWARDSBURGH CARDINAL**

Annable Designs Co. Ltd & Fotenn Consultants Inc. on behalf of Denis Simard  
Lot 374 & Part of Lots 363, 364, 372, 373, 375, 376, 377 of Plan 25  
161-163 Shanly Road, Cardinal ON



AREA(S) SUBJECT TO THIS BY-LAW



TO: RESIDENTIAL THIRD DENSITY – SPECIAL  
EXCEPTION 8 (R3-8) ZONE

FROM: GENERAL COMMERCIAL (CG) ZONE



TO: GENERAL COMMERCIAL – SPECIAL EXCEPTION 4  
(CG-4) ZONE

FROM: GENERAL COMMERCIAL (CG) ZONE

# 2024 - Zoning Bylaw Amendment - 161-163 Shanly Rd - Simard

Final Audit Report

2024-05-21

|                 |                                              |
|-----------------|----------------------------------------------|
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## "2024 - Zoning Bylaw Amendment - 161-163 Shanly Rd - Simard" History

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